

**MINUTES FOR
THE REGULAR MEETING OF THE
SEMINOLE COUNTY LAND PLANNING AGENCY/
PLANNING AND ZONING COMMISSION**

WEDNESDAY, APRIL 11, 2007

Members present: Dudley Bates, Matthew Brown, Walt Eismann, Ben Tucker, and Rob Wolf

Members absent: Jason Brodeur, Kim Day

Also present: Dori DeBord, Director of Planning and Development; Tina Williamson, Acting Planning Manager; Ian Sikonia, Senior Planner; Kim Laucella, Assistant County Attorney; April Boswell, Assistant County Manager; and Candace Lindlaw-Hudson, Clerk to the Commission.

OPENING BUSINESS

The Chairman called the meeting to order at 7:00 P.M. He introduced the members of the commission present, welcoming back Commissioner Tucker.

There was no legal ad for this meeting, since the public hearing item was continued from the February meeting.

Commissioner Eismann made a motion to accept the minutes as submitted.

Commissioner Wolf seconded the motion.

The motion carried 5 – 0.

NEW BUSINESS

Technical Review Item:

A. Wekiva Golf Club Townhomes Subdivision PSP; Wekiva Golf Club Inc., applicant; approximately 4.96 acres; Preliminary Subdivision approval for a 48 Unit Single Family Residence Subdivision zoned Planned Unit Development; located south of East Wekiva Trail and West of North Hunt Club Blvd.

Commissioner Van Der Weide – District 3
Brian M. Walker – Senior Planner

Tina Williamson presented the Wekiva Landings preliminary subdivision plan. The plan is for a 48-lot townhome community with a net density of 12.3 dwelling units per net buildable acre, not to exceed 48 townhomes. The preliminary subdivision plan does comply with the terms of the developer's commitment agreement approved at the time of the PUD amendment.

Chairman Brown asked about the distance from the end townhome to the nearest single family residence.

Ms. Williamson stated that the distance from one of the concerned property owner's houses was 150 feet.

Commissioner Tucker stated that the secondary access gate was supposed to be kept closed.

Ms. Williamson said that the gate shall be closed at the time of the final engineering, unless Public Safety needs it to be opened.

Commissioner Eismann made a motion to approve the plan.

Commissioner Wolf seconded the motion.

The motion passed 5 – 0.

Public Hearing Item:

B. Heathrow IBC PUD Major Amendment; Shutts & Bowen, LLP, applicant; 407± acres; Major Amendment to the Heathrow International Business Center PUD; located on the south side of CR 46A, approximately bounded by I-4, Banana Lake Road, and Lake Mary Boulevard. (Z2006-85)

Commissioner Carey – District 5
Ian Sikonia, Senior Planner

Ian Sikonia presented the Heathrow International Business Center Major Amendment creating the Second Amendment to the Third Amended and Restated Commitments, Classifications, and District Description. The subject property contains approximately 159 acres. In March of 2006 the City of Lake Mary annexed 46.3± acres of the Heathrow International Business Center PUD, which included Tracts O, P, and a portion of Tract N of the PUD Final Master Plan. The purpose of this Major amendment is to ensure that the HIBC PUD Final Master Plan development program and the related entitlements are

consistent with the jurisdictional boundaries of Seminole County and the City of Lake Mary.

Mr. Sikonia said the Second Amendment to the Third Amended and Restated Commitments, Classification and District Description consists of the following:

1. Changing the development name from "Heathrow International Business Center" to "Colonial Center Heathrow";
2. Revising the PUD Final Master Plan to reflect annexation of Tracts O,P, and a portion of Tract N;
3. Correcting acreage calculations within the entire PUD due to improved surveying techniques;
4. Replacing the Open Space Summary Table contained in the Third Amended and Restated Commitments, Classification, and District Description; and
5. Replacing Tables III-1 and III-2 of the Third Amended and Restated Commitments, Classification, and District Description as previously amended by the First Amendment to the Third Amended and Restated Commitments, Classification, and District Description.

Mr. Sikonia stated that the proposed uses of Tracts O and P will be changed from office space to office/multi-family residential uses. Tract N will be a retention area.

There will be no increased impacts on utilities from this proposed PUD Major Amendment. Seminole County Utilities will continue to provide water and sewer service to the HIBC within the County and the City of Lake Mary.

Staff recommendation is for approval of the request for the PUD Major Amendment.

The applicant was present to answer questions.

There were questions from the commissioners.

No one spoke from the audience.

Commissioner Eismann made a motion to recommend approval of the request.

Commissioner Bates seconded the motion.

Chairman Brown stated that this applicant went to the City of Lake Mary after not getting approval from Seminole County. The County will be losing office space as a result of the annexation. The schools will be impacted by this. We are trying to control growth, yet this happens.

Commissioner Wolf said that this is not the first time a city has annexed for their own growth. It is a conscious decision that they make.

Commissioner Tucker said that we are disproportionately eliminating our industrial and commercial zoning and having much more expensive residential (uses). It is like eating our seed corn. This is taking us in the wrong direction.

Commissioner Wolf said that since it has already been annexed, there is nothing that the County can do.

Commissioner Brown cited the case of Lazy Acres being annexed by the City of Longwood to get what they wanted. The outcome for the County is negative, not positive.

The motion passed unanimously (5 – 0).

CLOSING BUSINESS

Tina Williamson reminded the Commissioners that there would be a workshop at 5:30 P.M. next month, prior to the regular meeting. The regular meeting will be at 7:00 P.M.

Commissioner Tucker asked if the canopy road issues would be discussed at the workshop.

Ms. Williamson said that it was not on the agenda.

Dori DeBord said that it could be brought back, but at this time the item is under examination. The workshop is for the Land Development Code, the Comprehensive Plan, and the EAR based processes.

Commissioner Tucker mentioned the issue of open space.

Ms. DeBord said that will be addressed in the new Land Development Code.

Commissioner Tucker asked about Hometown Democracy discussion.

Ms. DeBord said that is a policy issue to be addressed by the County Manager's Office, the County Attorney's Office and the Board of County Commissioners. A number of groups are looking at this issue statewide. Ms. DeBord said that she had not been directed to look at that issue.

Commissioner Tucker returned to the canopy road issue, saying that they are a good thing. The issue must work within the private community.

Ms. DeBord said that this board had taken final action by recommending denial.

Commissioner Tucker said that initially there had been 40 proposed canopy roads.

Ms. Williamson said that there had been 8 roads eventually listed.

Commissioner Wolf asked about the rural area and having future subdivisions in the area.

Ms. DeBord said she would take that under advisement.

Chairman Brown said that the previous meeting had covered the first 7 chapters of the Code. The commissioners would like to have input in the chapter by chapter editing.

Ms. DeBord said that workshops can be set up for that. She would like to bring it to the commissioners in sections.

Commissioner Tucker asked about the Joint City – County standardization of the Land Development Codes.

Ms. DeBord said that there is interest in this. Commuter Rail issues may bring about standardization with the cities.

Commissioner Brown brought up the issue of plain language.

Ms. DeBord said that the Code will be streamlined in several ways.

Commissioner Wolf asked if there was a target date for finalizing the new version of the Code.

Ms. DeBord said that the end of this year is a target date, but nothing is set.

There being no further business, the meeting adjourned at 7:35 P.M.

Respectfully submitted,

Candace Lindlaw-Hudson